



# Town of Barnstable Planning Board



[www.town.barnstable.ma.us/PlanningBoard](http://www.town.barnstable.ma.us/PlanningBoard)

### Board Members

Stephen Robichaud – Chair    Robert Twiss – Vice Chair    Tim O’Neill - Clerk    Mary Barry    Michael Mecnas    Raymond Sexton    Matthew Teague

Felicia Penn – Town Council Liaison

### Planning & Development Dept. Staff Support

Elizabeth Jenkins, AICP, Director

James Kupfer, AICP, Assistant Director

Kaitlyn Maldonado, Senior Planner

Karen Pina – Principal Assistant - [karen.herrand@town.barnstable.ma.us](mailto:karen.herrand@town.barnstable.ma.us)

## Town of Barnstable PLANNING BOARD Minutes February 12, 2024

Stephen Robichaud – Chairman	Present
Robert Twiss, Vice Chairman	Present
Tim O’Neill – Clerk	Present
Mary Barry	Absent
Michael Mecnas	Present
Raymond Sexton	Absent
Matthew Teague	Present

*Also in attendance were Planning & Development Staff; James Kupfer, Assistant Director and Karen Pina, Principal Assistant.*

**Notice of Recording:** The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable’s website: <http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

**Call to Order**    Introduction of Board Members

### **Attendance Roll Call:**

- Matt Teague**
- Micheal Mecnas**
- Bob Twiss**
- Tim O’Neill**
- Stephen Robichaud**

**Public Comment – General Public Comment - None**

### **Special Permits**

Special Permit No. 2024-01 - WinnDevelopment Company, LP Beals and Thomas, Inc. has submitted a Special Permit Application to support redevelopment of 307 Main Street, Hyannis, Map 327 Parcel 103  
*Continued from January 22, 2024*

Attorney Rob Brennan in attendance, representing WinnDevelopment. Originally this special permit was filed in regards to parking, Chapter 40A section 7. He reads/quotes from Bldg. Commissioner Brian

Florence's letter dated January 12, 2024 – *Therefore, I determined as the duly appointed zoning enforcement officer and Site Plan Review Chairman of the Town of Barnstable that the use of compact spaces in the Downtown Hyannis Zoning District is permitted and is consistent with the zoning ordinance.*

*After consultation with the Town Attorney's Office, as well as my review of the Zoning Ordinance, I determined that the proposal was consistent with Zoning and therefore the matter was deemed by me to be approvable for Site Plan Review purposes.*

He submits this correspondence and WinnDevelopment's response into the record (these documents have also been received by the Board). He states that WinnDevelopment is withdrawing the application for special permit.

**Chair Stephen Robichaud entertains a motion to accept the withdrawal, moved by Matt Teague, seconded by Michael Mecnas,**

**Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Bob Twiss - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

**Staff Updates**

Local Comprehensive Plan (LCP)

Jim Kupfer – meeting twice a month now. Andrew Gottlieb presented and Natural Resource Divisions. Next meeting will be February 22, 2024.

Chair Stephen Robichaud suggests if Bob Twiss would like to work on doing a meeting to inform, regarding LCP overview/perspective. Bob Twiss would do in the future.

Chair Stephen Robichaud, informs that the Board has received three pieces of correspondence in regards to 307 Main Street, Special Permit application – these were received.

**Matters Not Reasonably Anticipated by the Chair**

**Approval of Minutes**

January 22, 2024 draft minutes

**Chair Stephen Robichaud entertains a motion to approved the draft minutes of January 22, 2021, moved by Tim O'Neill, seconded by Bob Twiss,**

**Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas – aye**

**Bob Twiss - aye**

**Tim O'Neill - aye**

**Stephen Robichaud - aye**

**Future Meetings:** February 26, and March 11, 2024 @ 7:00 p.m.

Availability for Feb. 26<sup>th</sup> meeting. We will have 4 members.

Matthew Teague, Zoning by law. Pre existing non conforming undersized lots. This need a zoning change. Development rights reside with lot per zoning change. Hundreds of lots like this. Town should

remove zoning by law to retain buildability of lots. Some lots are merged to abutting lots and cannot use. Not developable because of the merge that happened with zoning a long time ago. Consideration as move forward.

Chair Stephen Robichaud, can this be put on Planning Board agenda or Town Council?

Jim Kupfer, need to get sponsor and/or petition. Can have a workshop on and see how to proceed.

Matt Teague, smart land use – need to deregulate.

Tim O’Neill, some areas that could use some clean up. Definitions of pre existing non conforming use/lots.

**Adjournment**

**Chair Stephen Robichaud entertains a motion to adjourn, moved by Matt Teague, seconded by Michael Mecnas,**

**Roll Call Vote:**

**Matt Teague - aye**

**Michael Mecnas - aye**

**Bob Twiss - aye**

**Tim O’Neill - aye**

**Stephen Robichaud - aye**

The meeting adjourned at 7:14 p.m.

Respectfully Submitted

Karen Pina, Principal

Principal Assistant, Planning & Development

**List of Exhibit Documents**

**Exhibit A – Special Permit No. 2024-01 – 307 Main Street, WinnDevelopment - Building Commissioner’s letter dated January 12, 2024**

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>